THIS DOCUMENT PREPARED BY

JEFFREY MOBLEY, atty.
Howard & Mobley, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 471691 DEEDWARR
09/08/2020 01:12:30 PM 4 pgs
Fees: $23.00 Taxes: $370.00
20200908-0102024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is
$ 100,000 .00.

Affiant

Subscribed and sworn to before me, this 1st day of September, 2020.

Notary Public

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Trae Joseph Miller 2120 Belmont Ave., Unit B5 Nashville, Tennessee 37212	SAME	104 16 0E 0.15.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Randall K. Miller and Virginia A. Miller, Trustees of the Revocable Trust Agreement of Randall K. Miller and Virginia A. Miller dated September 29, 2017, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Trae Joseph Miller, his heirs, successors and assigns, all of the Grantors' right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which will be assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs, successors and assigns, forever; and the Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors do further covenant and bind the Grantors, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 1st day of September, 2020.

Randall K. Miller, Trustee

Virginia A. Miller, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randall K. Miller and Virginia A. Miller, Trustees, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of September, 2020.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. B5 of Albemarle Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Albemarle Condominiums of record in Instrument Number 20060309-0027782, as amended in Instrument Number 20070131-0012862, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Subject to Master Deed & By-Laws of record in Instrument Number 20060309-0027782; amended in Instrument Number 20070131-0012862; and HOA Charter of record in Instrument Number 20060314-0029491, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randall K. Miller and Virginia A. Miller, Trustees of the Revocable Trust Agreement of Randall K. Miller and Virginia A. Miller dated September 29, 2017, by deed from Randall K. Miller of record as Instrument No.20171020-0107846, Register's Office for Davidson County, Tennessee.

This is improved property known as 2120 Belmont Ave., Unit B5, Nashville, Tennessee 37212.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

